



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Susan Powell, Project Manager

Public Notice Date: March 23, 2006
Expiration Date: April 23, 2006
Reference: 200600038
Name: Sundown Estates

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899, for certain work described below and shown on the enclosed drawings.

APPLICANT: Sundown Estates
7239 West Ridge Road
Mercer Island, Washington 98040
ATTN: Ms. Anne Marie Pickles
Telephone: (206) 232-2145

AGENT: Waterfront Construction, Inc.
205 NE Northlake Way, Suite 230
Seattle, Washington 98105
ATTN: Mr. David Douglas
Telephone: (206) 548-9800

LOCATION: In Lake Washington at Mercer Island, Washington.

WORK: Remove a pier, construct a larger pier, relocate four boatlifts, and install four new boatlifts.

PURPOSE: Provide private, joint-use boat moorage.

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. The bald eagle (*Haliaeetus leucocephalus*), threatened, Chinook salmon (*Oncorhynchus tshawytscha*), threatened, and bull trout (*Salvelinus confluentus*), threatened in the state of Washington, occur in the proposed project area. For Chinook salmon and bull trout, critical habitat has been designated. After receipt of comments from this public notice, the U.S. Army Corps of Engineers (Corps) will evaluate the potential impacts to the bald eagle, Chinook salmon, bull trout, and designated critical habitat.

ESSENTIAL FISH HABITAT: The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect

Essential Fish Habitat (EFH). The proposed action would impact approximately 0.03 acres of EFH for Pacific salmon in the project area.

If the U.S. Army Corps of Engineers, (Corps) determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES: The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. There are no recorded historic properties within the permit area. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. The District Engineer invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns with historic properties in the area. This public notice initiates consultation under Section 106 of the National Historic Preservation Act (36 CFR 800.4[a][3]), with any Tribe that has information or concerns with historic properties in the proposed permit area.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

ADDITIONAL EVALUATION: The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program.

This proposal is the subject of Shorelines Substantial Development Permit No. 0006-001, being processed by the city of Mercer Island.

COMMENT AND REVIEW PERIOD: Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to Susan.M.Powell@usace.army.mil.

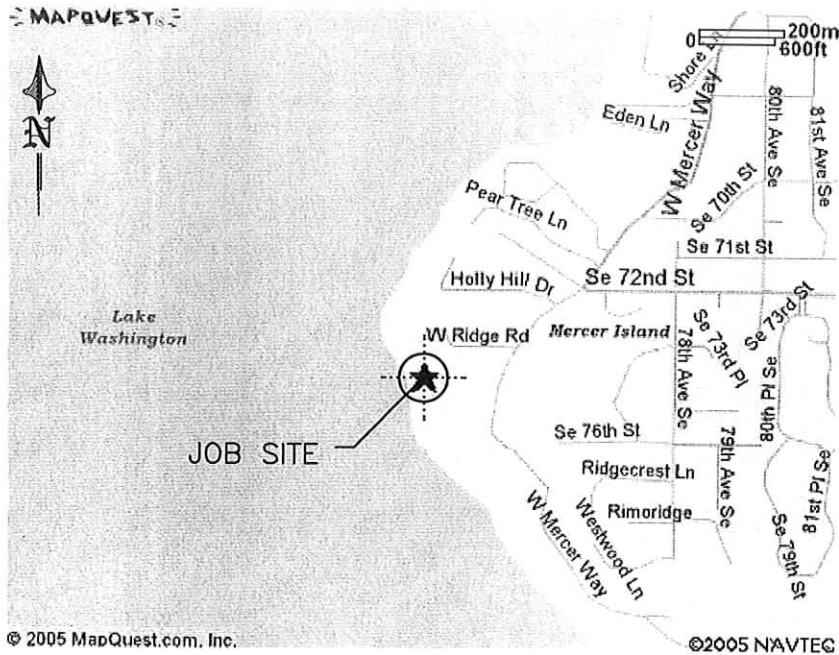
200600038

Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, Post Office Box 3755, Seattle, Washington, 98124-3755. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Sundown Estates, 200600038

Encl
Drawings (8)

PROJECT DESIGNED BY:
 Waterfront Construction Inc.
 205 NE NORTHLAKE WAY, Suite 230
 SEATTLE, WA. 98105 (206) 548-9800

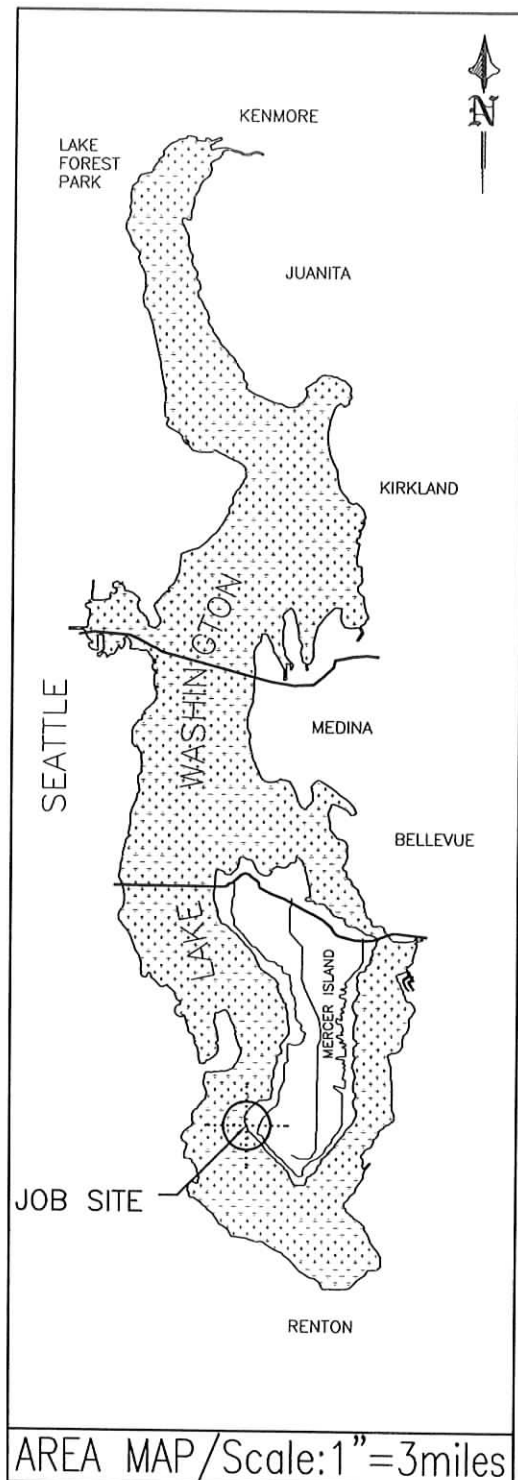


VICINITY MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC: SW 25-24N-04E
 TAXLOT #: 2524047777

LAT: 47°-32'-12"
 LONG: 122°-14'-39"



200600038

ADJACENT OWNERS:

- ① TOM CAPTAIN
 8145 W. MERCER WAY
 MERCER ISLAND, WA 98040
- ② PAMELA & ROBERT CHICOINE
 7255 W. RIDGE ROAD
 MERCER ISLAND, WA 98040

PROPOSED: REMOVE EXISTING PIER, PILES &
 (2) LIFTS. CONSTRUCT COMMUNITY PIER, RELOCATE
 (4) EXISTING LIFTS & INSTALL (4) NEW LIFTS.

PURPOSE: PROVIDE ADEQUATE MOORAGE FOR 8
 PROPERTY OWNERS.
 DWG#: 05-3038-A.1-1

APPLICANT: ANNA MARIE PICKLES

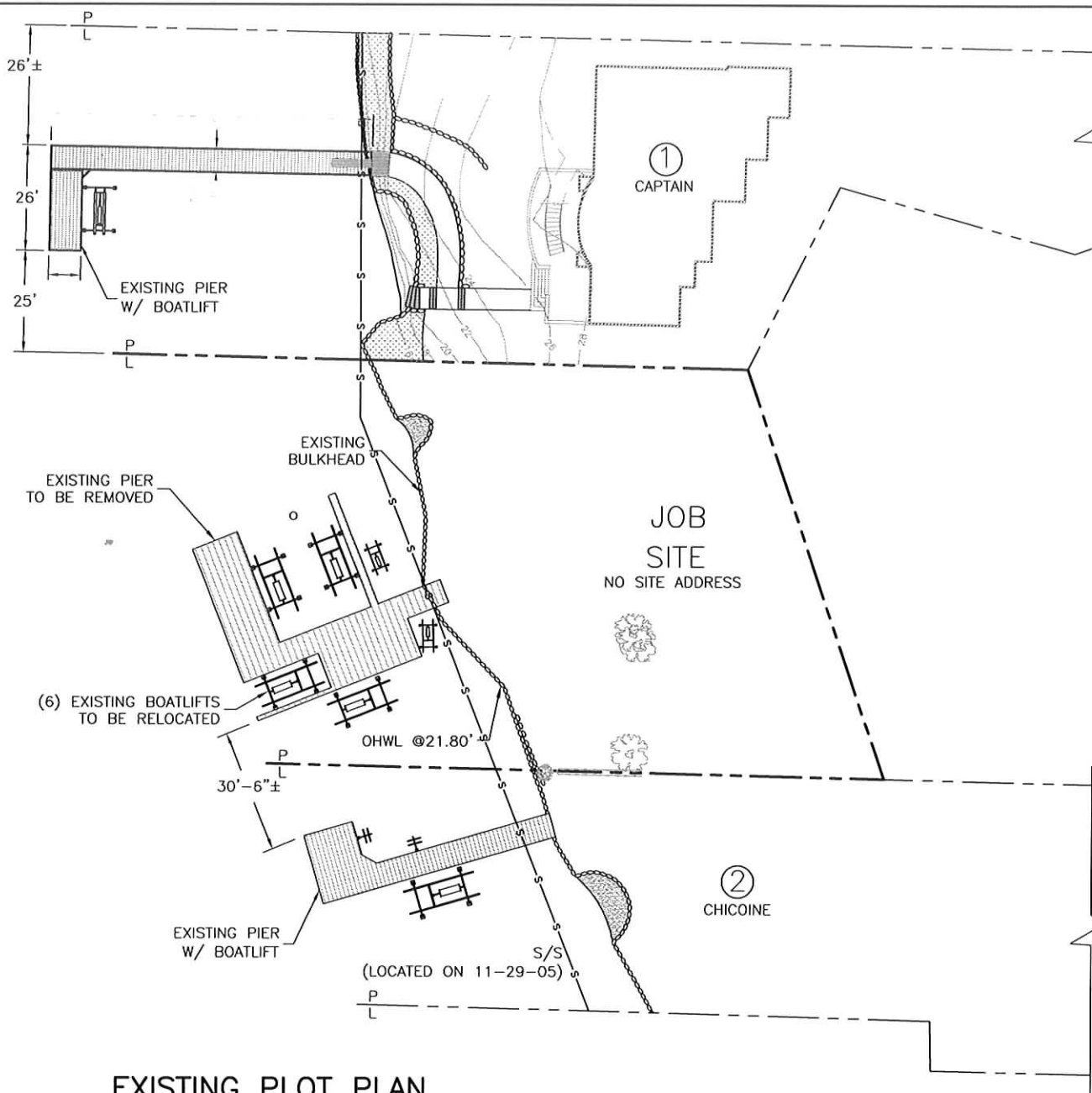
SITE ADD. SUNDOWN ESTATES COMMUNITY PIER
 MERCER ISLAND, WA, 98040

MAIL ADD. 7239 WEST RIDGE ROAD
 MERCER ISLAND, WA, 98040

DATUM: C.O.E. D.O. EST 1919

SHEET: 1 OF: 8 DATE: 12-5-05

Rev 2-9-06



EXISTING PLOT PLAN

40' 30' 20' 10' 0' 40'



SCALE: 1"=40'

2006000.38

REVISED
2-9-06

PROPOSAL IS TO:

- REMOVE EXISTING 993 S/F PIER, (19) LARGE DIAMETER CREOSOTE TREATED TIMBER PILES, 77 LINEAL FOOT OF 6' LONG SKIRTING (462 S/F), SOME OF WHICH IS EMBEDDED INTO THE LAKE BED IN THE NEAR SHORE AREA.
- RELOCATE (4) EXISTING FREESTANDING BOATLIFTS.

ENVIRONMENTAL REVIEW NOTES:

- SEE ATTACHED PROJECT PLANS ADDENDUM

GENERAL CONSTRUCTION NOTES:

- SEE ATTACHED PROJECT PLANS ADDENDUM

PROPOSED: REMOVE EXISTING PIER, PILES AND (2) LIFTS. CONSTRUCT COMMUNITY PIER, RELOCATE (4) EXISTING LIFTS AND INSTALL (4) NEW LIFTS.

IN: LAKE WASHINGTON

NEAR/AT: MERCER ISLAND

COUNTY: KING

APPLICANT: ANNA MARIE PICKLES

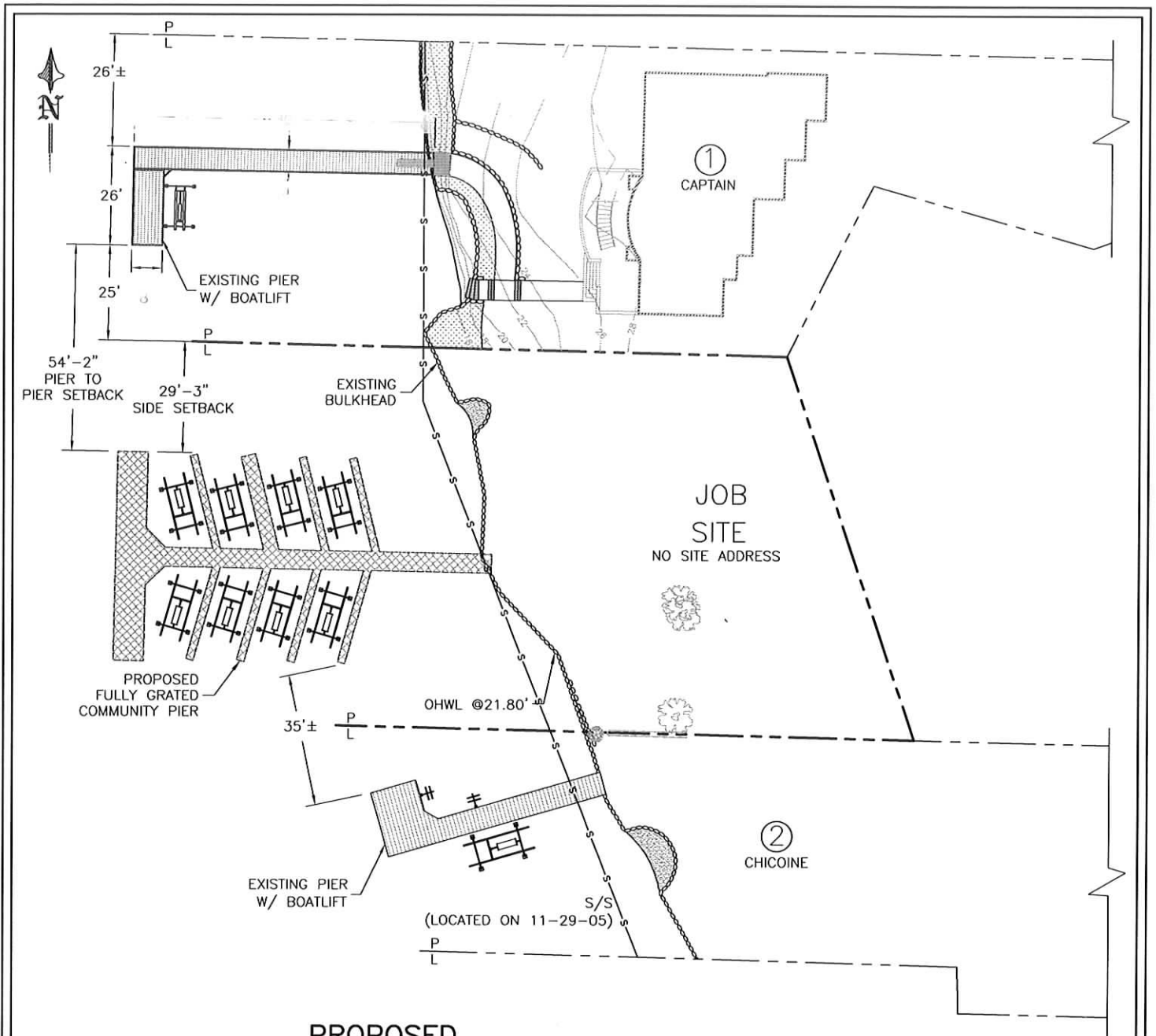
SUNDOWN ESTATES COMMUNITY PIER
MERCER ISLAND, WA, 98040

SHEET: 3

OF: 8

DATE: 12-5-05

DWG#: 05-3038-A.3-1



PROPOSED PLOT PLAN

40' 30' 20' 10' 0' 40'

SCALE: 1"=40'

200600038

REVISED
2-9-06

PROPOSAL IS TO:

- CONSTRUCT NEW FULLY GRATED 1381 S/F COMMUNITY PIER TO SERVE 8 PROPERTY OWNERS.
- PIER WILL BE SUPPORTED WITH SMALL DIAMETER STEEL PILES INCLUDING (19)8" & (8)6".
- RELOCATE (4) EXISTING FREESTANDING BOATLIFTS.
- INSTALL (4) NEW FREESTANDING BOATLIFTS.

ENVIRONMENTAL REVIEW NOTES:

- SEE ATTACHED PROJECT PLANS ADDENDUM

GENERAL CONSTRUCTION NOTES:

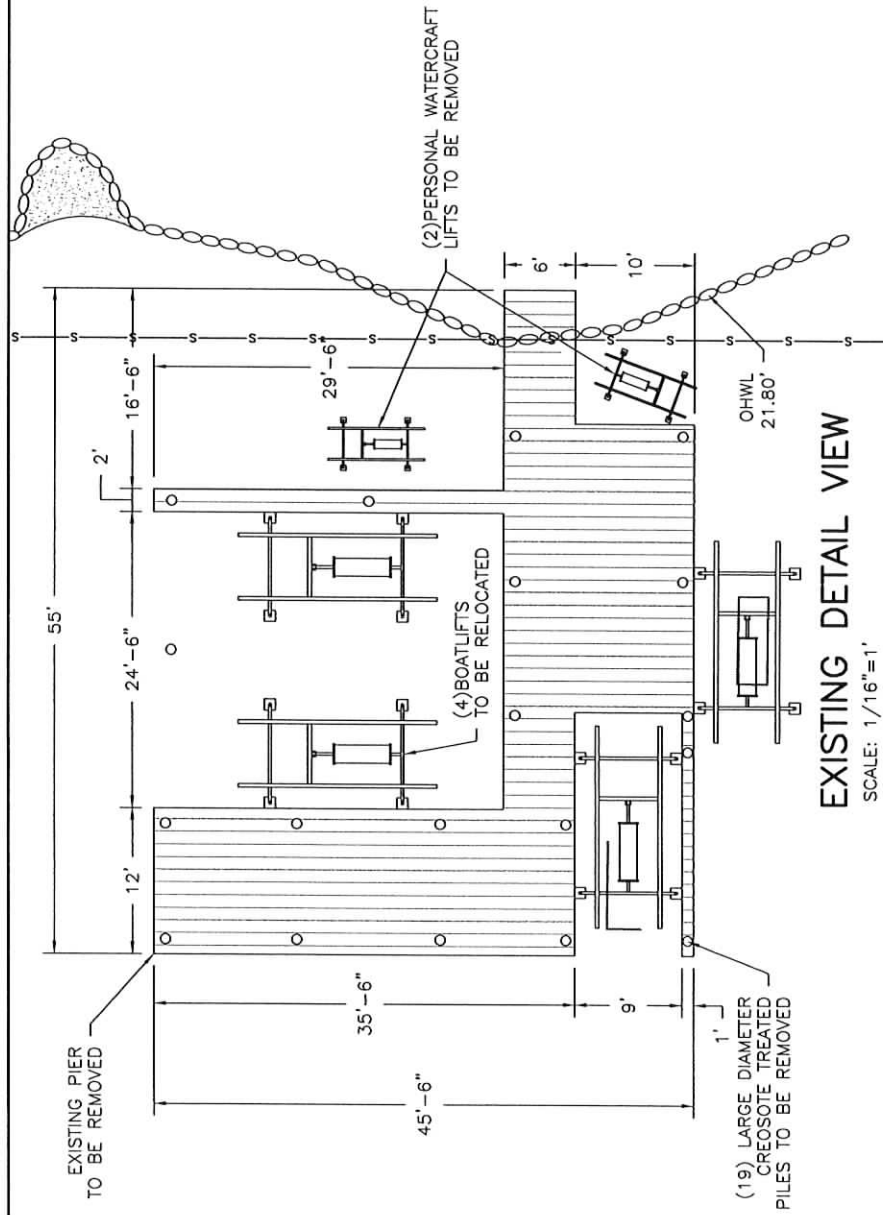
- SEE ATTACHED PROJECT PLANS ADDENDUM

PROPOSED: REMOVE EXISTING PIER, PILES AND (2) LIFTS. CONSTRUCT COMMUNITY PIER, RELOCATE (4) EXISTING LIFTS AND INSTALL (4) NEW LIFTS.

IN: LAKE WASHINGTON
NEAR/AT: MERCER ISLAND COUNTY: KING
APPLICANT: ANNA MARIE PICKLES
SUNDOWN ESTATES COMMUNITY PIER
MERCER ISLAND, WA, 98040

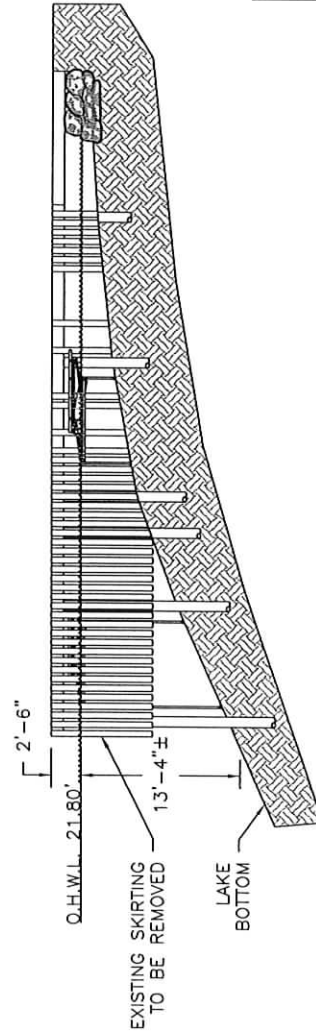
SHEET: 4 OF: 8

DATE: 12-5-05 DWG#: 05-3038-A.4-1



EXISTING DETAIL VIEW

SCALE: 1/16"=1'



EXISTING ELEVATION VIEW

SCALE: 1/16"=1'

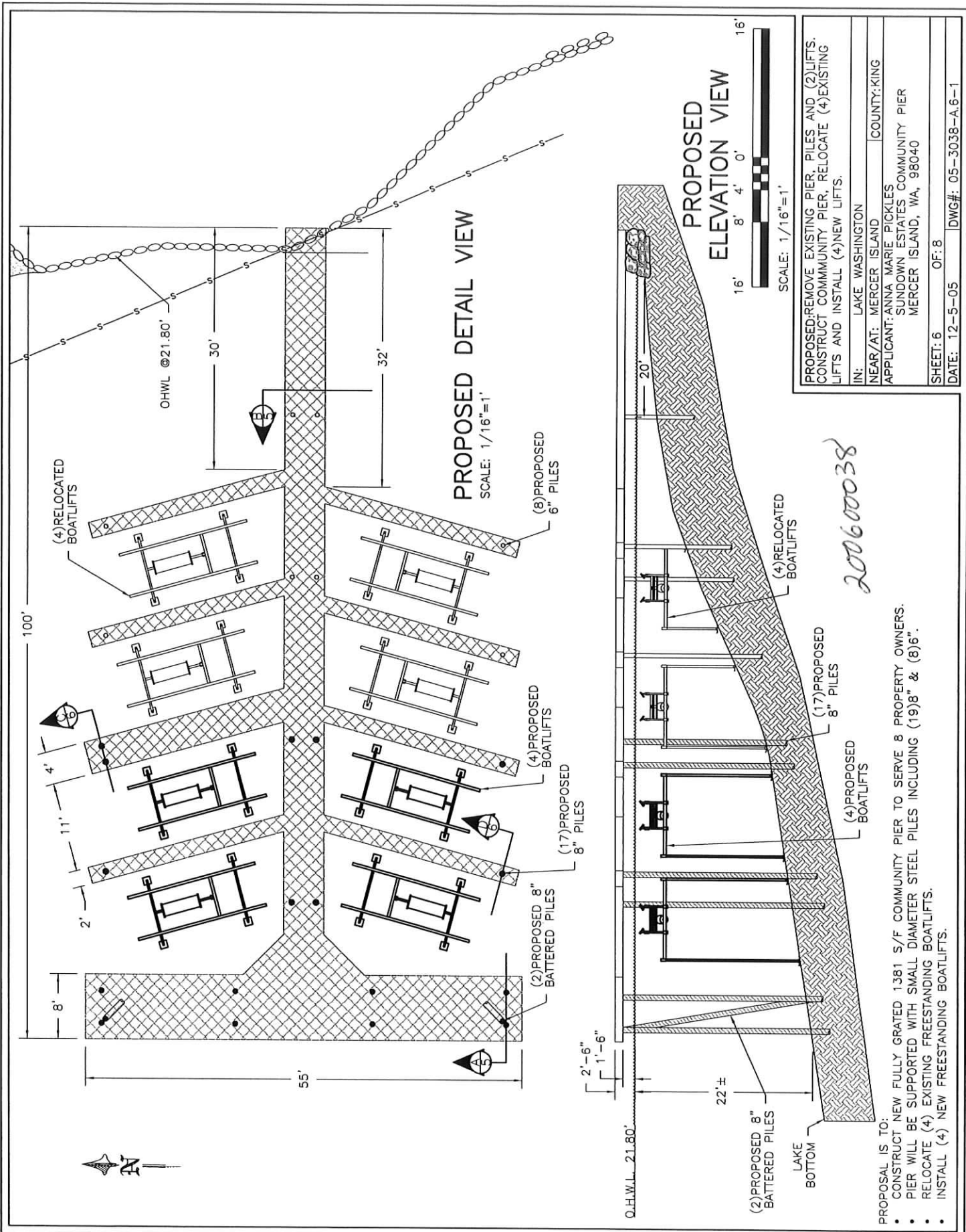
- PROPOSAL IS TO:
- REMOVE EXISTING 993 S/F PIER, (19) LARGE DIAMETER CREOSOTE TREATED TIMBER PILES, 77 LINEAL FOOT OF 6' LONG SKIRTING(462 S/F), SOME OF WHICH IS EMBEDDED INTO THE LAKE BED IN THE NEARSHORE AREA.
 - RELOCATE (4) EXISTING FREESTANDING BOATLIFTS.

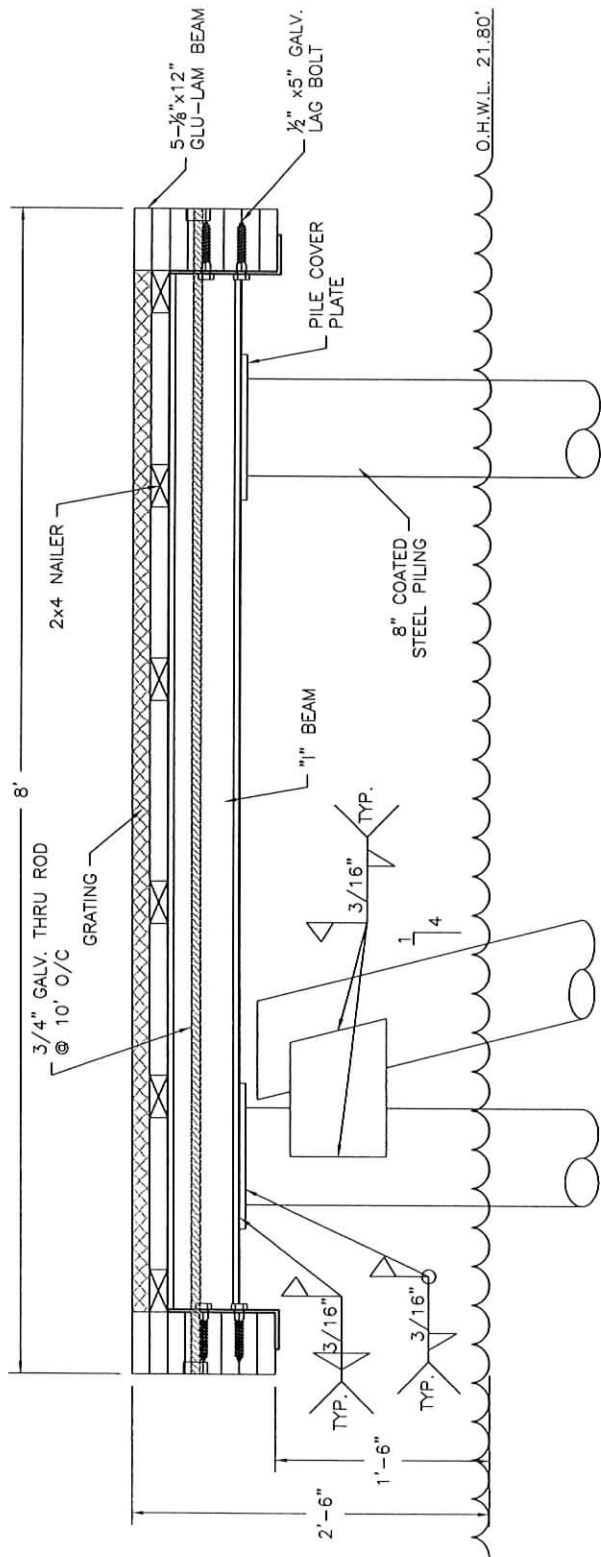
200600038

PROPOSED: REMOVE EXISTING PIER, PILES AND (2) LIFTS.
CONSTRUCT COMMUNITY PIER, RELOCATE (4) EXISTING LIFTS AND INSTALL (4) NEW LIFTS.

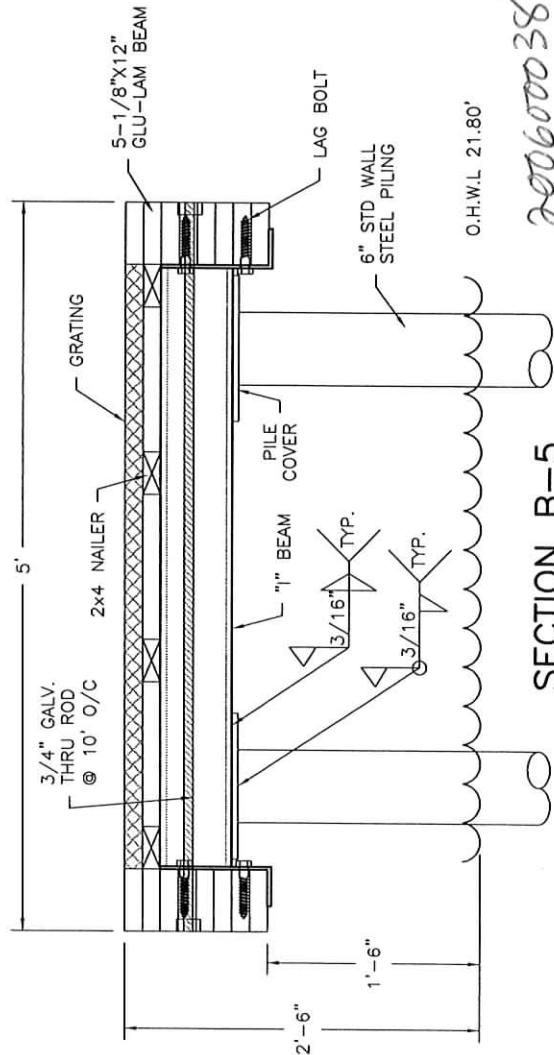
IN:	LAKE WASHINGTON	COUNTY:	KING
NEAR/AT:	MERCER ISLAND		
APPLICANT:	ANNA MARIE PICKLES SUNDOWN ESTATES COMMUNITY PIER MERCER ISLAND, WA, 98040		
SHEET:	5	OF:	8
DATE:	12-5-05	DWG#:	05-3038-A.5-1

Rev 2-9-06





PROPOSED SECTION A-5
SCALE: 3/4"=1'



SECTION B-5



MATERIAL LIST

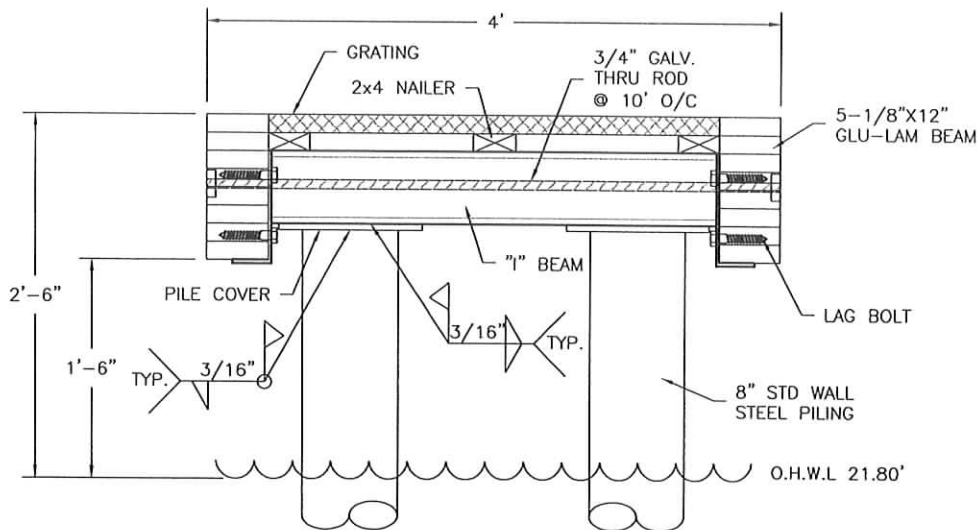
PART	SPECS	TREATMENT
CAP BEAMS	W6x15 STEEL "I" BEAM	GALVANIZED
PILING	(8)6" & (19)8" STEEL	EPOXY COATED
GLU-LAMS	5 1/8"x12" #1 DF	ACZA(CHEMONITE)
DECKING	MOLDED PLASTIC	NONE
2',4' & 5' SECTIONS JOIST & RIM JOIST	2"x6" DF #1	ACZA (CHEMONITE)
8' SECTION JOIST & RIM JOIST	2"x8" DF #1	ACZA (CHEMONITE)
NAILER	2"x4" DF #1	ACZA (CHEMONITE)
THRU RODS	3/4" STEEL	GALVANIZED
ALL HARDWARE	STEEL	GALVANIZED

PROPOSED: REMOVE EXISTING PIER, PILES AND (2) LIFTS.
CONSTRUCT COMMUNITY PIER, RELOCATE (4) EXISTING
LIFTS AND INSTALL (4) NEW LIFTS.

IN: LAKE WASHINGTON
NEAR/AT: MERCER ISLAND COUNTY: KING
APPLICANT: ANNA MARIE PICKLES
SUNDOWN ESTATES COMMUNITY PIER
MERCER ISLAND, WA, 98040

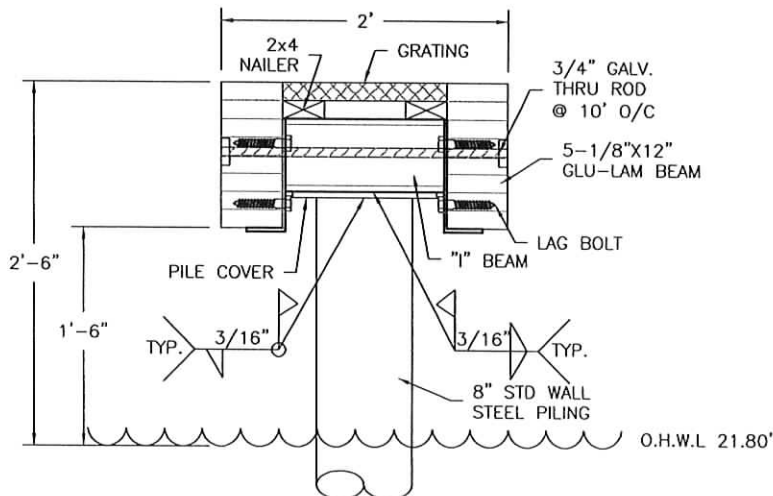
SHEET: 7 OF: 8
DATE: 12-5-05 DWG#: 05-3038-A7-1

Rev 2-9-06

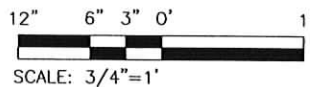


SECTION C-6

SCALE: 3/4"=1'



SECTION D-6



MATERIAL LIST

PART	SPECS	TREATMENT
CAP BEAMS	W6x15 STEEL "I" BEAM	GALVANIZED
PILING	(8)6" & (19)8" STEEL	EPOXY COATED
GLU-LAMS	5 1/8"x12" #1 DF	ACZA(CHEMONITE)
DECKING	MOLDED PLASTIC	NONE
2',4' & 5' SECTIONS JOIST & RIM JOIST	2"x6" DF #1	ACZA (CHEMONITE)
8' SECTION JOIST & RIM JOIST	2"x8" DF #1	ACZA (CHEMONITE)
NAILER	2"x4" DF #1	ACZA (CHEMONITE)
THRU RODS	3/4" STEEL	GALVANIZED
ALL HARDWARE	STEEL	GALVANIZED

200600038

PROPOSED: REMOVE EXISTING PIER, PILES AND (2) LIFTS. CONSTRUCT COMMUNITY PIER, RELOCATE (4) EXISTING LIFTS AND INSTALL (4) NEW LIFTS.

IN: LAKE WASHINGTON

NEAR/AT: MERCER ISLAND COUNTY: KING

APPLICANT: ANNA MARIE PICKLES
SUNDOWN ESTATES COMMUNITY PIER
MERCER ISLAND, WA, 98040

SHEET: 8 OF: 8

DATE: 12-5-05 DWG#: 05-3038-A.8-1

Rev 2-9-06



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

*P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006*

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: March 23, 2006

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200600038 will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that Program.

Any person desiring to present views on the project pertaining to the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600